

BUILDING AN ACCESSORY DWELLING UNIT (ADU) IN TUKWILA



This page references the [Tukwila Municipal Code, Chapter 18.50.220](#). Please refer to the code for complete zoning standards regarding ADUs. If you have questions about these standards, please contact us at planning@tukwilawa.gov, and we'll be happy to help.

What is an ADU?

A separate dwelling unit, on a lot with an existing principal house, added to or created for use as a complete, independent, or semi-independent living unit with provisions for cooking, eating, sanitation and sleeping.

What areas of Tukwila are ADUs permitted?

ADUs may be permitted anywhere a new or existing single-family dwelling unit is allowed.

What is the minimum lot size necessary to add an ADU?

Attached ADUs are permitted on any size lot as long as other development standards (max. building footprint, development area, etc.) are met.

A detached ADU may only be built on a lot that meets the minimum lot size in its zone. In most areas that is 6,500 square feet (for the Low-Density Residential district).

What are the development standards for ADUs?

A detached ADU is limited to 800 square feet and can be up to 20 feet tall. If built over a garage, the garage does not count towards the ADUs square footage, and the height limit increases to 25 feet.

An attached ADU is limited to 40% of the square footage of the main house, up to a maximum size of 1000 square feet. Any addition to the house must be consistent with the roof pitch, materials, and window type of the existing structure.

How many ADUs can a property have?

Each property can have a one (1) single family home and one (1) ADU, for a maximum total of two (2) dwelling units. This ADU can be either detached or attached to the single-family home.

Must the owner live on site?

Yes, owner occupancy is required. ADUs cannot be rented for periods of less than 30 days.

Is parking required for an ADU?

A studio or one-bedroom ADU must provide at least one (1) parking space, in addition to the required parking spaces for the primary dwelling. With each additional bedroom in an ADU, one (1) additional parking space is required.

What are the required yards (setbacks & development coverage)?

In the Low-Density Residential zoning district, the minimum front yard setback is 20 feet, the rear yard setback is 10 feet, and the side yard setbacks are 5 feet. Contact a planner to determine your zone.

An ADU must comply with the development standards of the underlying zoning district.

What are the design standards for ADUs?

ADUs should be designed and located in a manner that minimizes the impact on adjacent development. This can be achieved by avoiding window and door placement directly across from openings on neighboring structures or where that is not practical using clerestory windows or obscure glass. Screening with fences and landscaping can be used to limit visibility of ADUs and enhance privacy.

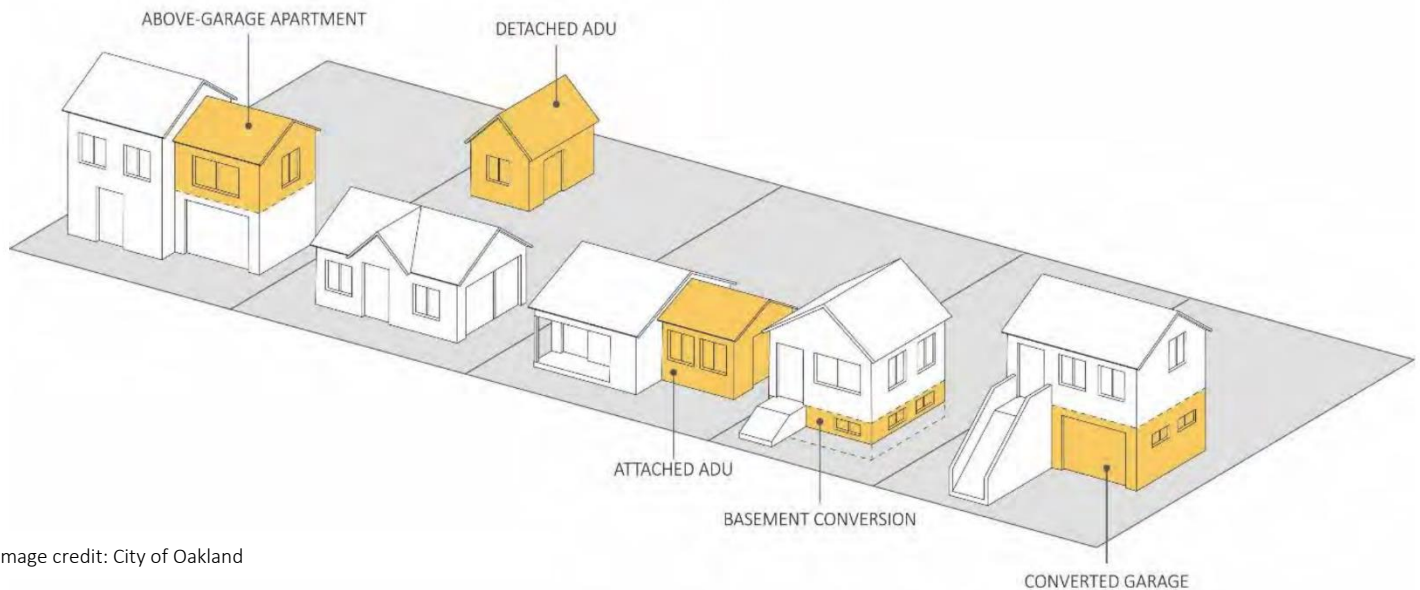


Image credit: City of Oakland